

From: [Sinsay, Edwin M](#)
To: [Vidales, Rene A.](#)
Subject: FW: Initial Consultation - GPA Letter
Date: Friday, November 30, 2012 10:05:50 AM
Attachments: [IC 12-066 - GPA Summary Letter.pdf](#)

FYI

From: Slovick, Mark
Sent: Wednesday, November 28, 2012 2:46 PM
To: Patrick BROWN; Chris Brown
Cc: Ramaiya, Jarrett; Sinsay, Edwin M; Murphy, Jeff
Subject: Initial Consultation - GPA Letter

Hi Pat,

Attached is the Initial Consultation – GPA Summary Letter for the Soitec Solar projects.

Let me know if you have any questions.

Thanks,

Mark Slovick, Land Use Environmental Planner
County of San Diego, Planning & Development Services
Phone: (858) 495-5172



MARK WARDLAW
Director

BETH A. MURRAY
Assistant Director

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November 29, 2012

Soitec Solar Development LLC
c/o Clark Crawford
16550 Villa Esprillo
San Diego, CA 92127

RE: GENERAL PLAN AMENDMENT INITIAL CONSULTATION; CASE NUMBER(S):
3993 12-066 (IC); PROJECT ADDRESS: NUMEROUS SITES WITHIN
BOULEVARD SUBREGIONAL PLAN AREA; APN(s) 611-091-07-00, 612-030-
10-00, 612-030-01-00, 611-090-04-00, 611-091-03-00, 611-090-02-00, 611-060-
04-00, 611-091-09-00, 611-110-01-00, 611-100-01-00, 611-100-02-00, 611-070-
03-00, 658-090-31-00, 658-090-55-00, 658-120-03-00, 658-090-54-00, 658-120-
02-00, 612-091-13-00, 612-030-18-00, 613-030-28-00, 613-030-35-00; KIVA
PROJECT: 11-0159228;

On November 5, 2012, you filed an application for a General Plan Amendment Initial Consultation to discuss the proposal to change the Boulevard Subregional Plan to allow three Major Use Permit applications for solar energy projects. The Boulevard Subregional Plan has polices that require development to retain the community's character by limiting commercial and industrial development that negatively impacts the community and its resources. As staff has indicated in previous scoping and iteration letters, the three Major Use Permit projects (LanWest, Rugged and Tierra Del Sol) are inconsistent with numerous polices in the Boulevard Subregional Plan.

Pursuant to Board Policy I-63, the scope of the General Plan Amendment Initial Consultation is limited to the following:

- Conformance with General Plan Guiding Principles;
- Conformance with General Plan Goals and Policies;
- Conformance with applicable Community Plan;
- Availability of public facilities and planned infrastructure including primary and secondary access; and

- Identification of known major environmental constraints including but not limited to biology (MSCP, wetlands) and steep slopes which may impact the requested density or intensity of use.

On November 20, 2012 Planning & Development Services (PDS) held a meeting to discuss the merits of the proposal. This letter provides a summary of the key decisions or determinations made, guidance for further processing, and any project issues identified that pose challenges to the approval of the General Plan Amendment request.

Discussion

1. Conformance with General Plan Guiding Principles

It is unclear if the project conforms to the Guiding Principles of the General Plan, especially Guiding Principle 5, which states "Ensure that development accounts for physical constraints and the natural hazards of the land." Additional information and analysis will need to be provided to demonstrate that the projects are consistent with the Guiding Principles of the General Plan.

2. Conformance with General Plan Goals and Policies

The proposal is consistent with Goal 18 of the Conservation and Open Element of the General Plan regarding Sustainable Energy and Policy 18.1 Alternate Energy Systems Design, which states that the County should "Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting." However, it is unclear if the proposal is consistent with other policies in the General Plan regarding the retention of the County's rural character, including LU-2, LU-2.4, LU-11, LU-11.2, LU-12.3, and LU-12.4. Furthermore, additional analysis is required in order to determine if the proposal would be consistent with policies in the General Plan regarding visual, biological, noise and other associated environmental issues.

3. Conformance with applicable Community Plan

The project as proposed would not be consistent with policies in the Boulevard Subregional Plan that require development to retain the community's character by limiting commercial and industrial development that negatively impacts the community and its resources. These inconsistencies include the following: Goals LU-1.1 and LU-6.1 and Policies LU-1.1.1, 1.1.2, 1.3.2, 6.1.1, 6.1.2, 6.1.3, and 6.1.4.

4. Availability of public facilities and planned infrastructure including primary and secondary access; and

Additional information is required in order to determine if the projects would have adequate public facilities and infrastructure, including primary and secondary access.

5. Identification of known major environmental constraints which may impact the requested density or intensity of use.

The major environmental constraints that may impact the requested intensity of use have been previously identified in Scoping and Iteration letters for the projects. Please refer to the previous letters for specific environmental constraints for each individual project.

Processing Requirements

The Major Pre Application meeting has been waived for the submittal of the General Plan Amendment. The County of San Diego has already conducted Major Pre Applications for the LanWest, Rugged and Tierra Del Sol Solar Energy projects. Therefore, a new Major Pre Application is not required.

If, ultimately, an application for a General Plan Amendment is filed, the applicant shall have the financially responsible party sign and date this letter indicating their acknowledgement of the potential major project issues with the proposal. A copy of the signed letter shall accompany the General Plan Amendment application.

In addition, the Department recommends that you contact other agencies to determine additional project requirements. The following link provides an Agency Contact List to assist in your due diligence efforts: <http://www.sdcountry.ca.gov/pds/docs/pds804.pdf>.

Department Recommendation

Planning & Development Services generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received. Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your General Plan Amendment proposal.

If you have any questions, please contact Mark Slovick at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,



Mark Slovick, Project Manager
Project Planning, PDS

cc: Dudek, Attn: David Hochart, 603 Third Street, Encinitas, CA 92024
Patrick Brown, Soitec Solar Development LLC, 16550 Via Esprillo, San Diego,
CA 92127

email cc:

Jarrett Ramaiya, Planning Manager, Project Planning, PDS
Ed Sinsay, Team Leader, Land Development, PDS
Jeff Murphy, Chief, Advanced Planning, PDS

FOR GENERAL PLAN AMENDMENT APPLICATION ONLY

To be filled out and signed by the financially responsible party:

I certify that I am the financially responsible party for the General Plan Amendment application, have reviewed and acknowledge the major project issues identified in this letter.

Signature

Date

Print Name